

November 4, 2008

Vice President of Real Estate  
**Circuit City Stores, Inc.**  
9950 Mayland Drive  
Richmond, VA 23233

Via Federal Express

General Counsel  
**Circuit City Stores, Inc.**  
9950 Mayland Drive  
Richmond, VA 23233

Via Federal Express

David J. Rabinowitz, Esq.  
**Sutherland Asbill & Brennan LLP**  
1114 Avenue of the Americas  
40<sup>th</sup> Floor  
New York, NY 10036

Via U.S. Mail

**RE: On-going Co-Tenancy Requirement  
Circuit City – Crossings of Spring Hill  
Spring Hill, Tennessee**

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Dear Sirs:

Please be advised that as of September 1, 2008, Ongoing Co-Tenancy had been met for the above referenced Circuit City location. I have enclosed a worksheet which reflects the same.

Since co-tenancy was met on September 1, 2008 and only half rent has been paid since that date, please find below a breakdown of the additional amounts due:

Amount due for September, 2008:	\$11,732.86
Amount due for October, 2008:	\$11,732.86
Amount due for November, 2008:	<u>\$11,732.86</u>
Total Amount Due:	\$35,198.58

**Monthly Payments After Co-tenancy beginning December 1, 2008**

Rent	\$23,465.36
CAM**	\$ 2,880.23
Taxes	\$Annual Invoice
Property Insurance	<u>\$Annual Invoice</u>
Total	\$26,345.59



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Should you have questions regarding this or any other matter, please feel free to contact me at any time.

Sincerely,

A handwritten signature in cursive script, appearing to read "MA Howell".

Mary Ann Howell  
Property Manager

Cc: Anita Wade  
Geren Moor

**Cotenancy- Circuit City**

9/1/2008

**\*\*Ongoing Co-Ten.**

Tenants	S.F.	Opened		
Target (Key)	178,598	March '08	Y	N/A
Kohls (Key +)	98,165	March '08	Y	98,165
Circuit City	20,331	7/25/2008	Y	N/A
BAM (key +)	15,500	8/7/2008	Y	N/A
Petsmart	18,471	7/28/2008	Y	18,471
Bed Bath (Key)	23,400	7/22/2008	Y	N/A
Ross (key +)	25,000	10/24/2008	N	
Dress Barn	8,000	8/15/2008	Y	8,000
Rack Room	6,500	8/7/2008	Y	6,500
Marble Slab	1,600	6/30/2008	Y	1,600
Smoothie King	1,200	July '08	Y	1,200
Nails So Happy	1,200	Oct '08	N	
Moe's	2,400	8/14/2008	Y	2,400
Sport Clips	1,200	July '08	Y	1,200
Fulins	4,800	2009	N	
Game/Movie Stop	1,600	July '08	Y	1,600
Maurice	5,000	10/23/2008	N	
Rue21	4,500	8/14/2008	Y	4,500
Merle Norman	1,600	11/1/2008	N	
Mattress Inn	3,600	10/1/2008	N	
Family Eye	2,000	11/1/2008	N	
Sprint	1,200	Nov '08	N	
Suntan City	2,400	July '08	Y	2,400
Available Shops	36,700		N	
Gigis Cup Cakes	1,600	Nov '08	N	
Shopping Center	466,565			146,036

**Ongoing Co-tenancy**

Ongoing SF Denomin. 203,736

Requirement 70%

142,615

\*\*Circuit City and Key Tenants - Target, Bed Bath,  
Ross, BAM are excluded from denominator